

**GREENSBORO COMMUNITY RESOURCE BOARD  
REGULAR MEETING  
AUGUST 20, 2009**

A regular meeting of the Greensboro Community Resource Board was called on Thursday, August 20, 2009, in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 3:05 p.m. The following Board members were present: Chair Tijuana Hayes, Carolyn Biggerstaff, Kathleen Sullivan, Joe Wood, Todd Pittman, and Kathy Hartsell. Staff was represented by Gwen Torain, Michael Blair, Cyndi Blue, Jeff Sovich, and Dan Curry. Also in attendance was Tina Akers-Brown, Ex-Officio.

Chair Hayes introduced the Board's newest member, Kathy Hartsell, and welcomed those in attendance.

**APPROVAL OF MINUTES FROM JULY 16, 2009 MEETING:**

Ms. Biggerstaff moved to approve the minutes from the July 16, 2009 meeting, as amended, seconded by Mr. Wood. The Board voted 6-0 to approve the motion. (Ayes: Hayes, Biggerstaff, Sullivan, Wood, Pittman, Hartsell. Nays: None.)

**UPDATE ON 2010-2014 CONSOLIDATED PLAN AND INITIAL DATA REVIEW:**

Staff is collecting data in the development of the 2010-2014 Consolidated Plan. The data will satisfy federal requirements for the Consolidated Plan and provide a fuller picture of trends and conditions affecting the consortium area. Jeff Sovich reviewed findings from the Housing Needs Table, Housing Market Analysis, and the Continuum of Care and Homeless Population data. Some of the points discussed included the trend in demand for 0-1 bedroom units, needs of the elderly and disabled, the decrease in substandard rental and owner occupied units, available beds at homeless shelters, and the homeless count.

Beth McKee-Huger, with the Housing Coalition, pointed out that the more refined method of counting the homeless skews the outcome. Only those persons actually interviewed, on the street, or in a shelter can be counted. She felt the homeless number was higher than noted in the data.

Mr. Sovich reviewed the schedule for developing the Consolidated Plan leading up to final approval in January, 2010 and submittal to HUD. Board members discussed the role of the Stakeholders Advisory Committee. Senior Resources of Guilford County, Social Services, Neighborhood Congress, and Community Foundation were recommended as possible entities. Chair Hayes, Ms. Sullivan, and Ms. Biggerstaff agreed to represent the CRB on the Committee in a rotating format.

**2009 AFFORDABLE HOUSING REQUEST FOR PROPOSALS (RFP):**

- **Recommendation for Schedule and Changes to Scoring Criteria.**

Ms. Blue reviewed the RFP schedule through December 15, 2009, the date of City Council's decision.

The CRB made recommendations regarding the 2009 Housing Development RFP at the last meeting. Staff has proposed changes in the RFP in response to these recommendations. Ms. Blue referenced a handout and reviewed the proposed 2009 scoring criteria, including the proposed changes. The changes would focus on distressed areas; discourage projects from applying within

Tier 2 and Tier 3 where there is insufficient sewer capacity; encourage construction start dates within 90 days; and encourage leveraging other Economic Recovery Act Funds.

- **Potential Addition of Guilford County HOME Funds.**

Guilford County has \$285,000 in HOME funds that they need to allocate. A decision will be made at the next County Commissioners meeting whether or not to put these funds into the 2009 Housing Development RFP.

- **Recommendation for Reallocation of HOME Funds.**

Ms. Blue gave an overview of funding available for the RFP. There is \$160,000 set aside in this year's budget for a Community Housing Development Organization (CHDO). There is also \$550,000 for RFP projects. Approximately 1.3 million is the total of awards to the two tax credit projects from last year that did not go forward. If Guilford County funds are added, this amount would be increased by approximately \$285,000. Staff requested a recommendation to move these project funds forward.

Ms. Biggerstaff moved to adopt \$2,293,786 as the 2009 Housing RFP subject to Guilford County's funding, and in the event the County does not approve the funding, the Board will move forward with \$2,007,425, seconded by Mr. Pittman. The Board voted 6-0 to approve the motion. (Ayes: Hayes, Biggerstaff, Sullivan, Wood, Pittman, Hartsell. Nays: None.)

### **OLD BUSINESS:**

Mr. Curry updated the Board on the project to move the Blandwood Avenue house to a location in the College Hill neighborhood. Greensboro College is not able to undertake this project and the College Hill location is no longer a viable option. The Redevelopment Commission reallocated a piece of funding to this project but approximately \$100,000 is still needed to accomplish the move.

Mr. Blair informed the Group that a Board Non-Profit Fiduciary Training was held for non-profits that the City funds through different sources. He reviewed the types of issues covered and added that the training was very informative and received good surveys.

### **NEW BUSINESS:**

Mr. Curry advised members that the International Civil Rights Museum project is making great progress. He reminded the board that City Council allocated \$750,000 of Community Development funds to the project and two of the \$250,000 increments have been allocated. The remaining \$250,000 allocation is due in July, 2010; however, the work will be finished before that point. A memo has been sent to the City asking for funds to be advanced to this project to allow completion of the work. The City would be reimbursed when the Community Development funds are available in July, 2010.

### **ITEMS FROM THE BOARD:**

Ms. Biggerstaff informed the Board of a Workshop for Senior Citizens to be held on September 24, 2009 at Smith Senior Center. She distributed information regarding the workshop.

**SPEAKERS FROM THE AUDIENCE:**

Beth McKee-Huger, Housing Coalition, stated that the Healthy Homes Bus Tour will be held on September 16, 2009. She invited members to attend the tour. She also indicated that the Homeless Prevention Rapid Re-Housing Program will be underway soon. City Council recently approved the first round of funding for the program. Ms. Huger thanked the Board for putting HOME money from previous years into rental vouchers. She urged members to allocate HOME money again toward rental vouchers in the upcoming process as it makes an impact on affordability for low-income individuals.

**ADJOURN:**

Ms. Sullivan moved to adjourn the Community Resource Board meeting, seconded by Mr. Pittman. The Board voted 6-0 to approve the motion. (Ayes: Hayes, Biggerstaff, Sullivan, Wood, Pittman, Hartsell. Nays: None.)

There being no further business before the Board, the meeting was adjourned at 4:40 p.m.

Respectfully submitted,

Dan Curry, Ex-Officio  
Greensboro Community Resource Board

DC:sm/jd